

**Village of Cape Vincent
Zoning Board of Appeals**

August 29, 2016

The Village of Cape Vincent Zoning Board of Appeals held a meeting on August 29, 2016, at the Village Offices on E. Joseph Street. The Chair called the meeting to order at 7:12 p.m. and opened with the Pledge of Allegiance.

Board Members Present: Michele Carlton, Chair
George Mingle
Doug Putnam

Other: Perry Golden, ZEO
Visitors: Two

Approval of Minutes: Board members reviewed the minutes of the July 19, 2016, meeting and approved them as written on a motion by Mr. Mingle and seconded by Mr. Putnam; all voting aye.

New Business:

Public Hearing: Patrick Lawrence – Area Variance The Chair asked board members if they had any questions on the proposed variance of 5' or less (side setback) to install an 8' x 12' storage shed in the rear of the house at 1087 E. Joseph Street, Tax Map #39.82-1-32.2. The Chair read each of the criteria when considering an area variance and asked for input from board members as she read each one.

- a. an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties;
- b. the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance;
- c. the requested variance is substantial;
- d. the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood, and
- e. the alleged difficulty was self-created.

After review of the new drawing of the placement of the shed, the Chair made a motion to approve the area variance. Mr. Mingle seconded and all voted aye (3-0).

Item for Information: Board members received a brochure on a training opportunity, Local Government Conference on October 11, 2016, at SUNY Potsdam and were reminded that they need four hours of training each year to serve on the Board.

Adjournment:

With no further business, the Chair asked for a motion to adjourn the meeting at 7:20 p.m. Mr. Putnam made the motion, seconded by Mr. Mingle and carried; all voting aye.

Respectfully submitted,

Kathleen M. Pierce
ZBA Secretary